

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Fort Hamilton Report

A monthly analysis of residential sales
in Fort Hamilton, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Fort Hamilton, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$402K

58% Y-o-Y

NO. OF TRANSACTIONS

15

-29% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$614

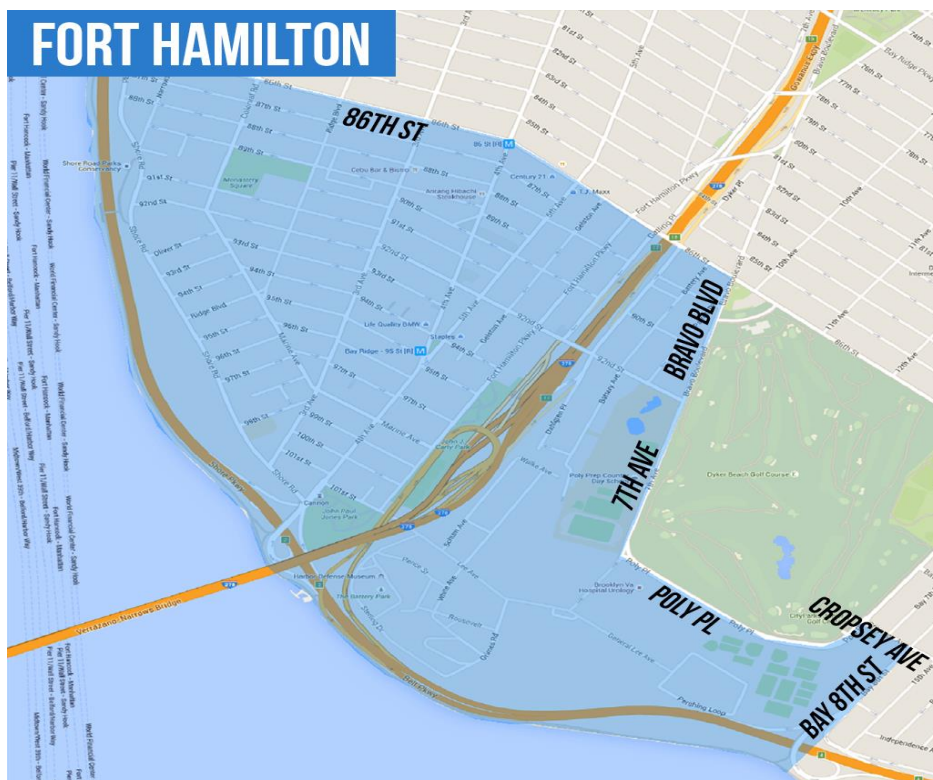
55% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$570K

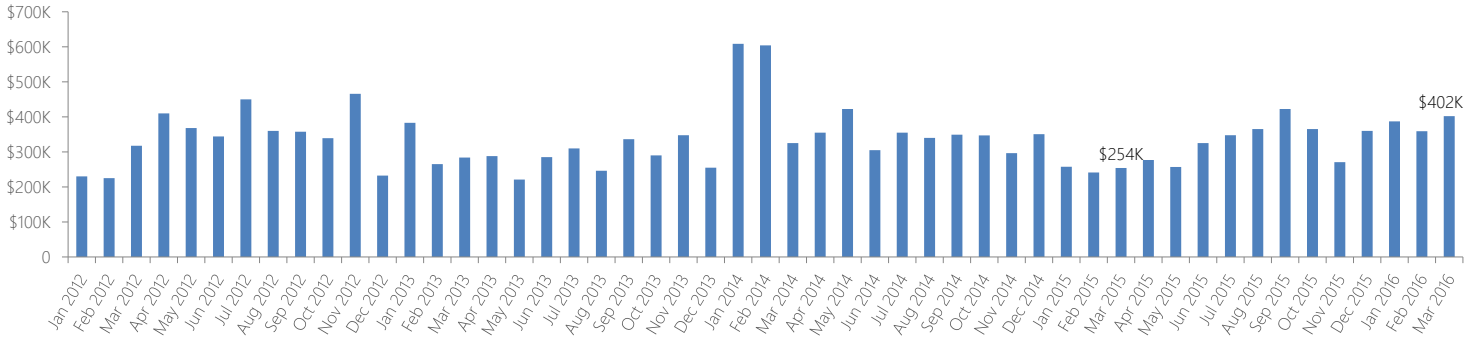
4% Y-o-Y

NEIGHBORHOOD BOUNDARIES

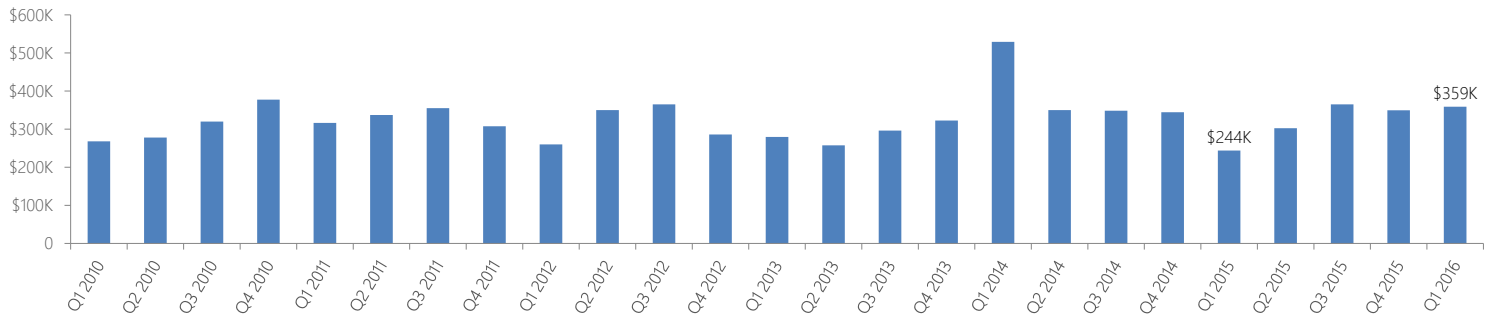


RESIDENTIAL STATS

Median Sale Price by Month

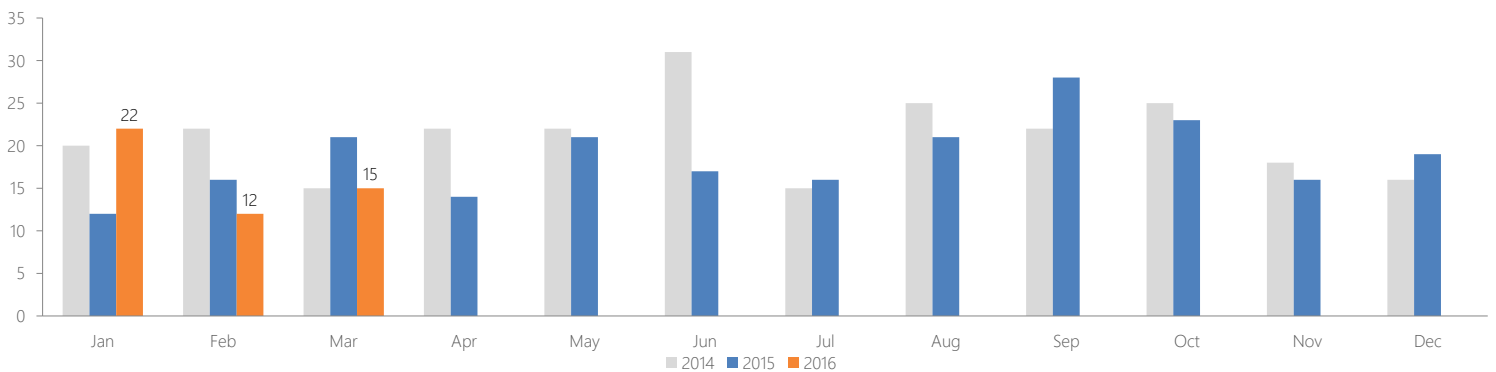


Median Sale Price by Quarter

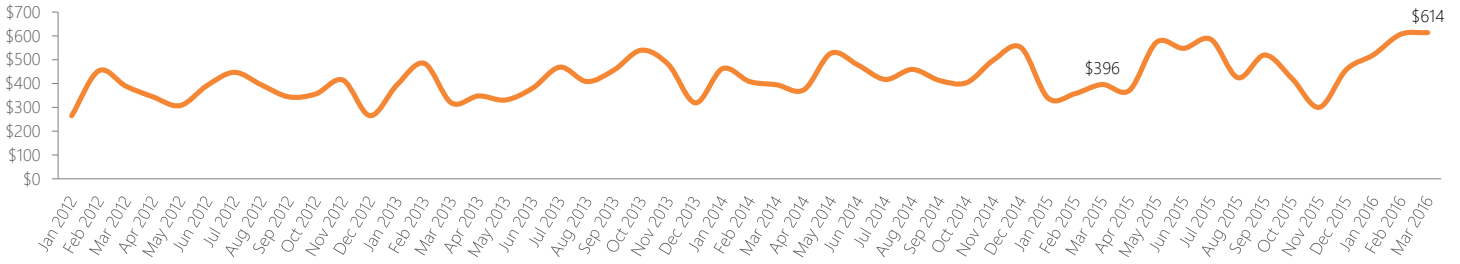


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	17	13	14	20	12	22
Feb	18	10	15	22	16	12
Mar	11	14	9	15	21	15
Apr	10	13	10	22	14	
May	11	24	12	22	21	
Jun	11	16	20	31	17	
Jul	14	6	14	15	16	
Aug	11	16	20	25	21	
Sep	12	12	20	22	28	
Oct	11	18	25	25	23	
Nov	14	10	16	18	16	
Dec	14	12	19	16	19	



▶ Median Price per Square Foot

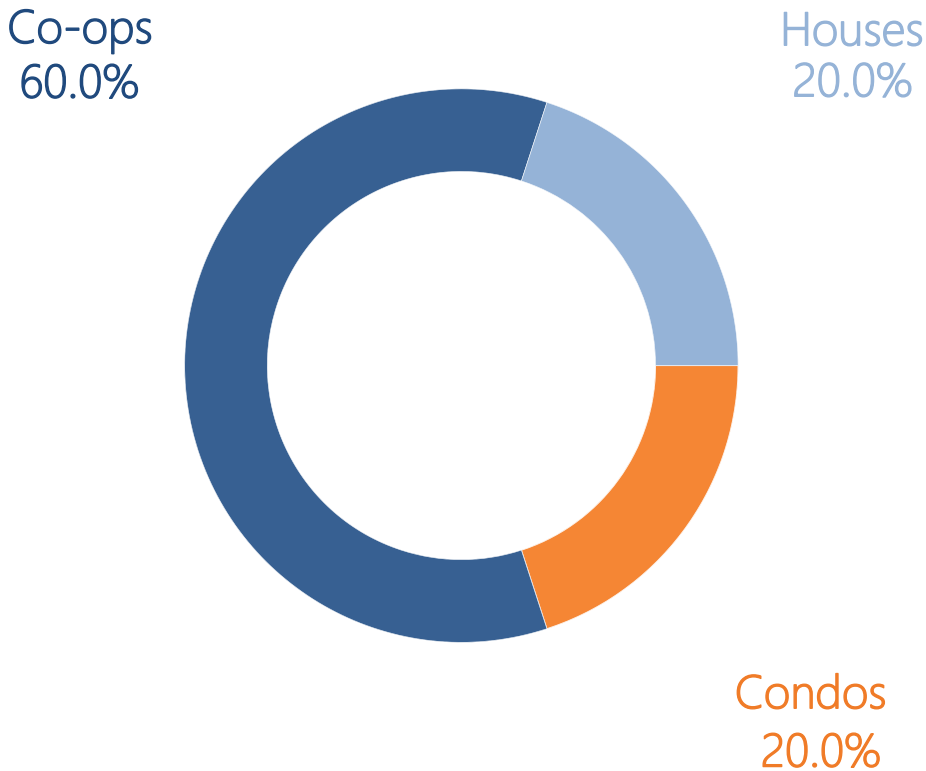


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$685,000	4%	\$719	49%	3
Co-ops	\$322,500	36%	\$450	50%	9
Houses	\$1,100,000	35%	\$612	3%	3

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
257 90 St	3-06063-0054	30-Mar-16	\$1,370,000	House	2,240
126 91 St	3-06084-0015	29-Mar-16	\$1,100,000	House	1,408
9201-9227 Shore Rd #B302	3-06099-0013	09-Mar-16	\$825,000	Coop	n/a
442 Marine Ave	3-06131-0039	17-Mar-16	\$820,000	House	1,410
9921 4 Avenue #2H	3-06135-1014	16-Mar-16	\$690,000	Condo	919
115 96 Street #7A	3-06120-1006	11-Mar-16	\$685,000	Condo	953
10116 4 Ave #18E	3-06137-0001	18-Mar-16	\$580,000	Coop	n/a
67 Battery Avenue #1C	3-06072-1005	28-Mar-16	\$402,000	Condo	655
9411 Shore Rd #3K	3-06111-0001	07-Mar-16	\$355,000	Coop	n/a
185 Marine Ave #2D	3-06125-0001	16-Mar-16	\$339,000	Coop	n/a
9281 Shore Rd #428	3-06100-0001	23-Mar-16	\$322,500	Coop	n/a
9281 Shore Rd #220	3-06100-0001	30-Mar-16	\$290,453	Coop	n/a
9902 3 Ave #3L	3-06133-0025	24-Mar-16	\$223,500	Coop	n/a
9430 Ridge Blvd #3B	3-06111-0040	24-Mar-16	\$195,000	Coop	n/a
302-326 96 St #5U	3-06122-0001	15-Mar-16	\$157,500	Coop	n/a